

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MARCH 1, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: APPEAL OF SINGLE-FAMILY RESIDENCE (SFR) NO. 05-03

SUMMARY

An appeal of the Director's approval for the proposed construction of a new 3,080 square-foot residence on a vacant parcel zoned for single-family residence (R-1). The project is located north of Scotch Lane and east of Vista Drive.

BACKGROUND

On December 7, 2005, the referenced project was continued to the January 11, 2006 Planning Commission meeting due to absence of the McMillans (Paul and Darleen), whose property is one that would be the most affected by the proposed construction. The appellants were pursuing sufficient representation from the neighborhood to address their concerns.

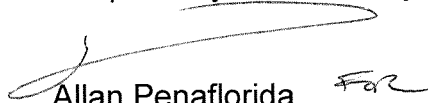
Since then, staff has determined that more information is required to resolve certain water rights and access issues. The project site is located beyond the extensions of existing City water lines. Properties in this part of City are reliant on private well sites for the water supplied for daily use and for the mitigation of any fire hazards. These rights are shared between property owners as specified in legal property documents. An adequate water source is required to meet the minimum construction standards for the City. Staff requested proper documentation that would support Mr. Halls rights to an existing well or his rights to use an access easement that crosses several properties before it intersects with Scotch Lane. These documents are required for the forward progress of the site review. Building permits for the project will not be issued until these rights are substantiated.

On February 22, 2006, Mr. Hall provided additional documentation regarding his water and access rights to the project site. After reviewing the document, the information he provided was inconclusive of his rights. Therefore, staff is requesting a continuance of this project to a future date, listed below, with the appeal applicant's agreement and knowledge.

RECOMMENDATION

Staff is recommending a continuance to the April 5, 2006 Planning Commission meeting in order to provide full representation opportunities to the appellants and to resolve any outstanding water rights and access issues for the applicant.

Respectfully submitted by,


Allan Penaflorida
Planning Technician

ATTACHMENT

- A. January 11, 2006 Planning Commission Staff Report (*previously distributed*)

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